

QUITCLAIM DEED WITHOUT COVENANT (RELEASE DEED)
(Maine Statutory Short Form)NO TRANSFER
TAX PAID

039725

KNOW ALL MEN BY THESE PRESENTS, that VALERIE M. BREARD,

formerly known as VALERIE M. DIONNE, an individual residing in the City of Groton, County of Tompkins and State of New York, for consideration paid, GRANTS to PEOPLES HERITAGE SAVINGS BANK, a banking corporation organized and existing under the laws of the State of Maine and having a place of business at One Portland Square, in the City of Portland, in the County of Cumberland and State of Maine, whose mailing address is P.O. Box 9540 DTS, Portland, Maine 04112-9540, the real estate in Waterville, County of Kennebec, and State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, situated in said Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Lot Thirty (30) and Lot Thirty-One (31) as shown on Plan of College Avenue Heights Extension made by Carl Crane dated September 18, 1937 and recorded in Kennebec County Registry of Deeds in Plan Book 12, Page 2A. Each lot measures 50' x 100'.

THIS conveyance is subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over two family occupancy with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than Twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps, windows, are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage will cost not less than Seven Thousand (\$7,000.00) Dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street. The above restrictions are applicable to each of the above numbered lots.

ALSO another parcel of land, with the buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

STARTING on the southwestern extremity of the land of Hillman and proceeding to the south along the line of May Street for a distance of fifty (50) feet; thence to the east along the northerly line of the land of Rosenthal for a distance of one hundred (100) feet; thence to the north along the westerly line of land of Rosenthal for a distance of fifty (50) feet; then to the west along the southerly line of land of said Hillman back to the point of beginning. Said land has a frontage on May Street of fifty (50) feet and is one hundred (100) feet deep.

Being the same premises conveyed by Richard L. Dionne and Valerie M. Dionne to Waterville Savings Bank by mortgage dated October 13, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2155, Page 250, for the breach of the condition of which, this deed is given in lieu of foreclosure.

IN WITNESS WHEREOF, the said Valerie M. Breard has executed this instrument this 14 day of October, 1993.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Juanita Munson

Valerie M. Breard
Valerie M. Breard

STATE OF NEW YORK
TOMPKINS, SS.

October 14, 1993

Then personally appeared the above-named Valerie M. Breard and acknowledged the foregoing instrument to be her free act and deed.

Before me,

D. Juanita Munson
Notary Public

Printed Name: D. JUANITA MUNSON

[NOTARY SEAL]



D. JUANITA MUNSON
Notary Public, State of New York
No. 6001406
Qualified in Tompkins County
Commission Expires September 8, 1994

RECEIVED RECORDED SS.

1993 OCT 26 AM 9:00

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ATTEST: Louise B. Munson
REGISTER OF DEEDS